



# House of Representatives

General Assembly

**File No. 416**

February Session, 2004

Substitute House Bill No. 5648

*House of Representatives, April 1, 2004*

The Committee on Government Administration and Elections reported through REP. O'ROURKE of the 32nd Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

## **AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. (*Effective from passage*) (a) Notwithstanding any provision  
2       of the general statutes, the Connecticut Commission on Arts, Tourism,  
3       Culture, History and Film shall convey to Old-Newgate Prison and  
4       Copper Mine, Inc. two parcels of land located in the town of East  
5       Granby, and the structures on said parcels, at a cost equal to the  
6       administrative costs of making such conveyance. Said parcels of land  
7       are identified as: (1) Lot 1 on town of East Granby Tax Assessor's Map  
8       5, having an area of approximately 18.11 acres, and (2) Lot 41 on town  
9       of East Granby Tax Assessor's Map 5, having an area of approximately  
10       26.5 acres. The conveyance shall be subject to the approval of the State  
11       Properties Review Board.

12       (b) Old-Newgate Prison and Copper Mine, Inc. shall use said

13 parcels of land for historical, educational and recreational purposes. If  
14 Old-Newgate Prison and Copper Mine, Inc.:

- 15 (1) Does not use said parcels for said purposes;
- 16 (2) Does not retain ownership of all of said parcels; or
- 17 (3) Leases all or any portion of said parcels,

18 the parcels shall revert to the state of Connecticut.

19 (c) The Connecticut Commission on Arts, Tourism, Culture, History  
20 and Film shall be responsible for making all necessary repairs to the  
21 well located on the land conveyed under this section.

22 (d) The State Properties Review Board shall complete its review of  
23 the conveyance of said parcels of land not later than thirty days after it  
24 receives a proposed agreement from the Connecticut Commission on  
25 Arts, Tourism, Culture, History and Film. The land shall remain under  
26 the care and control of said commission until a conveyance is made in  
27 accordance with the provisions of this section. The State Treasurer  
28 shall execute and deliver any deed or instrument necessary for a  
29 conveyance under this section, which deed or instrument shall include  
30 provisions to carry out the purposes of subsections (b) and (c) of this  
31 section. The Connecticut Commission on Arts, Tourism, Culture,  
32 History and Film shall have the sole responsibility for all other  
33 incidents of such conveyance.

34 Sec. 2. (*Effective from passage*) At the same time that the Connecticut  
35 Commission on Arts, Tourism, Culture, History and Film conveys the  
36 parcels of land described in section 1 of this act to Old-Newgate Prison  
37 and Copper Mine, Inc. pursuant to section 1 of this act, said  
38 commission shall transfer ownership of all personal property located  
39 on said parcels of land to Old-Newgate Prison and Copper Mine, Inc.

40 Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of  
41 the general statutes, the Commissioner of Transportation shall convey  
42 to the town of Plainfield two parcels of land located in the town of  
43 Plainfield, at a cost equal to the administrative costs of making such

44 conveyance. Said parcels of land have a total area of approximately  
45 139.2 acres and are identified as Lots 4 and 5 in Block 5 on town of  
46 Plainfield Tax Assessor's Map 10. The conveyance shall be subject to  
47 the approval of the State Properties Review Board.

48 (b) The town of Plainfield shall use said parcels of land for open  
49 space and passive recreational purposes. If the town of Plainfield:

- 50 (1) Does not use said parcels for said purposes;
- 51 (2) Does not retain ownership of all of said parcels; or
- 52 (3) Leases all or any portion of said parcels,

53 the parcels shall revert to the state of Connecticut.

54 (c) The State Properties Review Board shall complete its review of  
55 the conveyance of said parcels of land not later than thirty days after it  
56 receives a proposed agreement from the Department of  
57 Transportation. The land shall remain under the care and control of  
58 said department until a conveyance is made in accordance with the  
59 provisions of this section. The State Treasurer shall execute and deliver  
60 any deed or instrument necessary for a conveyance under this section,  
61 which deed or instrument shall include provisions to carry out the  
62 purposes of subsection (b) of this section. The Commissioner of  
63 Transportation shall have the sole responsibility for all other incidents  
64 of such conveyance.

65 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of  
66 the general statutes, the Commissioner of Transportation shall convey  
67 to the city of New Britain a parcel of land located in the city of New  
68 Britain, at a cost equal to the administrative costs of making such  
69 conveyance. Said parcel of land has an area of approximately 1.22 acres  
70 and is identified as the property located at 1185 West Main Street. The  
71 conveyance shall be subject to the approval of the State Properties  
72 Review Board.

73 (b) The city of New Britain shall use said parcel of land for economic  
74 development purposes. If the city of New Britain does not use said

75 parcel for said purposes, the parcel shall revert to the state of  
76 Connecticut.

77 (c) The State Properties Review Board shall complete its review of  
78 the conveyance of said parcels of land not later than thirty days after it  
79 receives a proposed agreement from the Department of  
80 Transportation. The land shall remain under the care and control of  
81 said department until a conveyance is made in accordance with the  
82 provisions of this section. The State Treasurer shall execute and deliver  
83 any deed or instrument necessary for a conveyance under this section.  
84 The Commissioner of Transportation shall have the sole responsibility  
85 for all other incidents of such conveyance.

86 Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of  
87 the general statutes, the Commissioner of Economic and Community  
88 Development shall convey to the Human Resources Agency of New  
89 Britain, Inc. a parcel of land located in the city of New Britain, at a cost  
90 equal to the administrative costs of making such conveyance. Said  
91 parcel of land has an area of approximately .32 acre and is identified as  
92 the property located at 218 North Street. The conveyance shall be  
93 subject to the approval of the State Properties Review Board.

94 (b) The Human Resources Agency of New Britain, Inc. shall use said  
95 parcel of land for medical or open space purposes. If the Human  
96 Resources Agency of New Britain, Inc.:

- 97 (1) Does not use said parcel for said purposes;  
98 (2) Does not retain ownership of all of said parcel; or  
99 (3) Leases all or any portion of said parcel,

100 the parcel shall revert to the state of Connecticut.

101 (c) The State Properties Review Board shall complete its review of  
102 the conveyance of said parcels of land not later than thirty days after it  
103 receives a proposed agreement from the Department of Economic and  
104 Community Development. The land shall remain under the care and  
105 control of said department until a conveyance is made in accordance

106 with the provisions of this section. The State Treasurer shall execute  
107 and deliver any deed or instrument necessary for a conveyance under  
108 this section, which deed or instrument shall include provisions to carry  
109 out the purposes of subsection (b) of this section. The Commissioner of  
110 Economic and Community Development shall have the sole  
111 responsibility for all other incidents of such conveyance.

112       Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of  
113 the general statutes, the Commissioner of Transportation shall convey  
114 to the town of Old Saybrook two parcels of land located in the town of  
115 Old Saybrook, at a cost equal to the administrative costs of making  
116 such conveyance. Said parcels of land are identified as (1) Lot 9 on  
117 town of Old Saybrook Tax Assessor's Map 62, having an area of  
118 approximately 2.9 acres, and (2) Lot 7 on town of Old Saybrook Tax  
119 Assessor's Map 62, having an area of approximately 8.2 acres. The  
120 conveyance shall be subject to the approval of the State Properties  
121 Review Board.

122       (b) The town of Old Saybrook shall use said parcels of land for open  
123 space and recreational purposes. If the town of Old Saybrook:

- 124       (1) Does not use said parcels for said purposes;  
125       (2) Does not retain ownership of all of said parcels; or  
126       (3) Leases all or any portion of said parcels,

127 the parcels shall revert to the state of Connecticut.

128       (c) The State Properties Review Board shall complete its review of  
129 the conveyance of said parcels of land not later than thirty days after it  
130 receives a proposed agreement from the Department of  
131 Transportation. The land shall remain under the care and control of  
132 said department until a conveyance is made in accordance with the  
133 provisions of this section. The State Treasurer shall execute and deliver  
134 any deed or instrument necessary for a conveyance under this section,  
135 which deed or instrument shall include provisions to carry out the  
136 purposes of subsection (b) of this section. The Commissioner of  
137 Transportation shall have the sole responsibility for all other incidents

138 of such conveyance.

139       Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of  
140 the general statutes, the Commissioner of Transportation shall convey  
141 to the town of New Canaan a parcel of land located in the town of  
142 New Canaan, at a cost equal to the administrative costs of making such  
143 conveyance. Said parcel of land is identified as Lot 47 in Block 90 on  
144 town of New Canaan Tax Assessor's Map 42, having an area of  
145 approximately 6.78 acres. The conveyance shall be subject to the  
146 approval of the State Properties Review Board.

147       (b) The town of New Canaan shall use said parcel of land for open  
148 space purposes. If the town of New Canaan:

- 149       (1) Does not use said parcel for said purposes;  
150       (2) Does not retain ownership of all of said parcel; or  
151       (3) Leases all or any portion of said parcel,

152 the parcel shall revert to the state of Connecticut.

153       (c) The State Properties Review Board shall complete its review of  
154 the conveyance of said parcel of land not later than thirty days after it  
155 receives a proposed agreement from the Department of  
156 Transportation. The land shall remain under the care and control of  
157 said department until a conveyance is made in accordance with the  
158 provisions of this section. The State Treasurer shall execute and deliver  
159 any deed or instrument necessary for a conveyance under this section,  
160 which deed or instrument shall include provisions to carry out the  
161 purposes of subsection (b) of this section. The Commissioner of  
162 Transportation shall have the sole responsibility for all other incidents  
163 of such conveyance.

164       Sec. 8. (*Effective from passage*) Notwithstanding the provisions of  
165 section 13a-85b of the general statutes, the Commissioner of  
166 Transportation may sell portions of the existing right-of-way acquired  
167 for potential use as the Route 7 limited access highway in Wilton to  
168 landowners of properties abutting said right-of-way.

169       Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of  
170 the general statutes, the Commissioner of Environmental Protection  
171 shall convey to the town of Voluntown a parcel of land located in the  
172 town of Voluntown, at a cost equal to the administrative costs of  
173 making such conveyance. Said parcel of land is identified as town of  
174 Voluntown Tax Assessor's Map/Code/Lot # 032/002-00/0000, having  
175 an area of approximately 15.24 acres. The conveyance shall be subject  
176 to the approval of the State Properties Review Board.

177       (b) The town of Voluntown shall use said parcel of land for  
178 educational purposes. If the town of Voluntown:

- 179       (1) Does not use said parcel for said purposes;  
180       (2) Does not retain ownership of all of said parcel; or  
181       (3) Leases all or any portion of said parcel,

182 the parcel shall revert to the state of Connecticut.

183       (c) The State Properties Review Board shall complete its review of  
184 the conveyance of said parcel of land not later than thirty days after it  
185 receives a proposed agreement from the Department of Environmental  
186 Protection. The land shall remain under the care and control of said  
187 department until a conveyance is made in accordance with the  
188 provisions of this section. The State Treasurer shall execute and deliver  
189 any deed or instrument necessary for a conveyance under this section,  
190 which deed or instrument shall include provisions to carry out the  
191 purposes of subsection (b) of this section. The Commissioner of  
192 Environmental Protection shall have the sole responsibility for all other  
193 incidents of such conveyance.

194       Sec. 10. (*Effective from passage*) Notwithstanding the provisions of  
195 section 6 of public act 00-168, as amended by section 13 of special act  
196 01-6, the State of Connecticut shall release all rights of reverter, and all  
197 right to enforce any restriction on the use, ownership or sale, or on the  
198 use of the proceeds of sale, that the state may hold with respect to a  
199 parcel of land conveyed by the Commissioner of Transportation to the  
200 City of Norwalk, pursuant to section 6 of public act 00-168, as

201 amended by section 13 of special act 01-6. The State Treasurer shall  
202 execute and deliver any instrument necessary to effect such release.

203       Sec. 11. (*Effective from passage*) The Secretary of the Office of Policy  
204 and Management, in consultation with the Commissioners of Mental  
205 Retardation, Public Safety and Public Works and the city of Meriden,  
206 shall conduct a feasibility study to determine the portion of the parcel  
207 of state land located at 72 Undercliff Road in the city of Meriden that  
208 could be conveyed to the city of Meriden without necessitating the  
209 relocation of existing facilities of the Department of Mental  
210 Retardation. Not later than sixty days after the effective date of this  
211 section, the Secretary of the Office of Policy and Management shall  
212 submit a report on said secretary's findings and recommendations, in  
213 accordance with section 11-4a of the general statutes, to the joint  
214 standing committee of the General Assembly having cognizance of  
215 matters relating to government administration.

216       Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of  
217 the general statutes, the Commissioner of Agriculture shall convey to  
218 the town of Newtown a parcel of land located in the town of  
219 Newtown, at a cost equal to the administrative costs of making such  
220 conveyance. Said parcel of land has an area of approximately 12 acres  
221 and is identified as Lot 1 in Block 3 on town of Newtown Tax  
222 Assessor's Map 37. The conveyance shall be subject to the approval of  
223 the State Properties Review Board.

224       (b) The town of Newtown shall use said parcel of land for municipal  
225 purposes. If the town of Newtown:

- 226       (1) Does not use said parcel for said purposes;  
227       (2) Does not retain ownership of all of said parcel; or  
228       (3) Leases all or any portion of said parcel,

229 the parcel shall revert to the state of Connecticut.

230       (c) The State Properties Review Board shall complete its review of  
231 the conveyance of said parcel of land not later than thirty days after it



232 receives a proposed agreement from the Department of Agriculture.  
233 The land shall remain under the care and control of said department  
234 until a conveyance is made in accordance with the provisions of this  
235 section. The State Treasurer shall execute and deliver any deed or  
236 instrument necessary for a conveyance under this section, which deed  
237 or instrument shall include provisions to carry out the purposes of  
238 subsection (b) of this section. The Commissioner of Agriculture shall  
239 have the sole responsibility for all other incidents of such conveyance.

240       Sec. 13. (*Effective from passage*) (a) Notwithstanding any provision of  
241 the general statutes, the Commissioner of Economic and Community  
242 Development shall convey to the Nutmeg Housing Development  
243 Corporation a parcel of land located in the town of Colchester, at a cost  
244 equal to the administrative costs of making such conveyance. Said  
245 parcel of land has an area of approximately 5.72 acres and is identified  
246 as follows:

247       A certain tract or parcel of land situated in the Town of Colchester,  
248 County of New London, State of Connecticut as shown on a plan  
249 titled: "Boundary Plan, Property of Ann Rothstein, Route 85 and Old  
250 Amston Road, Colchester, Connecticut, Scale: 1" = 40', Date: December  
251 29, 1987, by DiCesare-Bentley Engineers, Inc., Groton, Connecticut",  
252 and being more particularly bounded and described as follows:

253       Beginning at a Connecticut Highway Department monument at the  
254 southwesterly corner of the herein described tract said monument  
255 lying in the easterly highway line of Connecticut Route 85, said point  
256 of beginning being further described as the northwesterly corner of  
257 land now or formerly of Samuel Berkowitz:

258       Thence N 16° 03' 01" W by and along said easterly highway line of  
259 Connecticut Route 85. 345.24 feet to a Connecticut Highway  
260 Department monument:

261       Thence N 16° 00' 00" W by and along said easterly highway line of  
262 Connecticut Route 85, 447.46 feet to a Connecticut Highway  
263 Department monument, the northeasterly corner of the herein

264 described tract:

265 Thence N 73° 48' 12" E bounded northerly by land now or formerly  
266 of the Estate of Michael Kennedy, 327.71 feet to the westerly street line  
267 of Old Amston Road, the northeasterly corner of the herein described  
268 tract:

269 Thence S 22° 25' 53" E by and along said westerly street line of Old  
270 Amston Road, 271.11 feet to the beginning of a curve having a radius  
271 of 402.76 feet and deflecting to the right:

272 Thence southerly by and along said westerly street line of Old  
273 Amston Road along the arc of said curve, a distance of 143.99 feet  
274 through a central angle of 20° 29' 03" to a point:

275 Thence S 01° 56' 50" E by and along said westerly street line of Old  
276 Amston Road 208.45 feet to the beginning of a curve having a radius of  
277 708.63 feet and deflecting to the right:

278 Thence southeasterly by and along said westerly street line of Old  
279 Amston Road along the arc of said curve, a distance of 123.64 feet  
280 through a central angle of 09° 59' 49" to a point on said curved westerly  
281 street line, the southeasterly corner of the herein described tract:

282 Thence S 60° 19' 56" W bounded southerly by land now or formerly  
283 of Samuel Berkowitz, 264.84 feet to the point and place of beginning.

284 The conveyance shall be subject to the approval of the State Properties  
285 Review Board.

286 (b) The Nutmeg Housing Development Corporation shall use said  
287 parcel of land for affordable housing purposes in accordance with the  
288 provisions of section 8-214d of the general statutes. If the Nutmeg  
289 Housing Development Corporation does not use said parcel for said  
290 purposes, the parcel shall revert to the state of Connecticut.

291 (c) The State Properties Review Board shall complete its review of  
292 the conveyance of said parcel of land not later than thirty days after it

293 receives a proposed agreement from the Department of Economic and  
294 Community Development. The land shall remain under the care and  
295 control of said department until a conveyance is made in accordance  
296 with the provisions of this section. The State Treasurer shall execute  
297 and deliver any deed or instrument necessary for a conveyance under  
298 this section, which deed or instrument shall include provisions to carry  
299 out the purposes of subsection (b) of this section. The Commissioner of  
300 Economic and Community Development shall have the sole  
301 responsibility for all other incidents of such conveyance.

302       Sec. 14. (*Effective from passage*) (a) Notwithstanding any provision of  
303 the general statutes, the Commissioner of Agriculture shall convey to  
304 the town of Newtown a parcel of land located in the town of  
305 Newtown, at a cost equal to the administrative costs of making such  
306 conveyance. Said parcel of land has an area of approximately 23.25  
307 acres and is identified as Lot 1 in Block 5 on town of Newtown Tax  
308 Assessor's Map 37. The conveyance shall be subject to the approval of  
309 the State Properties Review Board.

310       (b) The town of Newtown shall use said parcel of land for open  
311 space and recreational purposes. If the town of Newtown:

- 312       (1) Does not use said parcel for said purposes;  
313       (2) Does not retain ownership of all of said parcel; or  
314       (3) Leases all or any portion of said parcel,

315 the parcel shall revert to the state of Connecticut.

316       (c) The State Properties Review Board shall complete its review of  
317 the conveyance of said parcel of land not later than thirty days after it  
318 receives a proposed agreement from the Department of Agriculture.  
319 The land shall remain under the care and control of said department  
320 until a conveyance is made in accordance with the provisions of this  
321 section. The State Treasurer shall execute and deliver any deed or  
322 instrument necessary for a conveyance under this section, which deed  
323 or instrument shall include provisions to carry out the purposes of  
324 subsection (b) of this section. The Commissioner of Agriculture shall

325 have the sole responsibility for all other incidents of such conveyance.

326 Sec. 15. (*Effective from passage*) (a) Notwithstanding any provision of  
327 the general statutes, the Commissioner of Environmental Protection  
328 shall convey to the town of Farmington a parcel of land located in the  
329 town of Farmington, at a cost equal to the administrative costs of  
330 making such conveyance. Said parcel of land has an area of  
331 approximately 290 acres and is identified as the parcel of land  
332 described as "First Parcel" in a Quit Claim deed from the City of  
333 Hartford, which is dated June 30, 1965, and recorded on the  
334 Farmington Land Records in Volume 174, Page 494. The conveyance  
335 shall be subject to the approval of the State Properties Review Board.

336 (b) The town of Farmington shall use said parcel of land for open  
337 space purposes. If the town of Farmington:

- 338 (1) Does not use said parcel for said purposes;  
339 (2) Does not retain ownership of all of said parcel; or  
340 (3) Leases all or any portion of said parcel,

341 the parcel shall revert to the state of Connecticut.

342 (c) The State Properties Review Board shall complete its review of  
343 the conveyance of said parcel of land not later than thirty days after it  
344 receives a proposed agreement from the Department of Environmental  
345 Protection. The land shall remain under the care and control of said  
346 department until a conveyance is made in accordance with the  
347 provisions of this section. The State Treasurer shall execute and deliver  
348 any deed or instrument necessary for a conveyance under this section,  
349 which deed or instrument shall include provisions to carry out the  
350 purposes of subsection (b) of this section. The Commissioner of  
351 Environmental Protection shall have the sole responsibility for all other  
352 incidents of such conveyance.

353 Sec. 16. (*Effective from passage*) (a) Notwithstanding any provision of  
354 the general statutes, the Commissioner of Environmental Protection  
355 shall convey to the town of Farmington a parcel of land located in the

356 town of Farmington, at a cost equal to the administrative costs of  
357 making such conveyance. Said parcel of land has an area of  
358 approximately 8.54 acres, is identified as the property located at 124  
359 Scott Swamp Road and is further identified as Lot 12 on town of  
360 Farmington Tax Assessor's Map 138. The conveyance shall be subject  
361 to the approval of the State Properties Review Board.

362 (b) The town of Farmington shall use said parcel of land for open  
363 space and municipal purposes. If the town of Farmington:

- 364 (1) Does not use said parcel for said purposes;  
365 (2) Does not retain ownership of all of said parcel; or  
366 (3) Leases all or any portion of said parcel,

367 the parcel shall revert to the state of Connecticut.

368 (c) The State Properties Review Board shall complete its review of  
369 the conveyance of said parcel of land not later than thirty days after it  
370 receives a proposed agreement from the Department of Environmental  
371 Protection. The land shall remain under the care and control of said  
372 department until a conveyance is made in accordance with the  
373 provisions of this section. The State Treasurer shall execute and deliver  
374 any deed or instrument necessary for a conveyance under this section,  
375 which deed or instrument shall include provisions to carry out the  
376 purposes of subsection (b) of this section. The Commissioner of  
377 Environmental Protection shall have the sole responsibility for all other  
378 incidents of such conveyance.

379 Sec. 17. (*Effective from passage*) (a) Notwithstanding any provision of  
380 the general statutes, the Commissioner of Environmental Protection  
381 shall convey to the town of Farmington a parcel of land located in the  
382 town of Farmington, at a cost equal to the administrative costs of  
383 making such conveyance. Said parcel of land has an area of  
384 approximately 30.2 acres, is located on Fienemann Road and is  
385 identified as Lot 1 on town of Farmington Tax Assessor's Map 143. The  
386 conveyance shall be subject to the approval of the State Properties  
387 Review Board.

388 (b) The town of Farmington shall use said parcel of land for open  
389 space purposes. If the town of Farmington:

- 390 (1) Does not use said parcel for said purposes;  
391 (2) Does not retain ownership of all of said parcel; or  
392 (3) Leases all or any portion of said parcel,

393 the parcel shall revert to the state of Connecticut.

394 (c) The State Properties Review Board shall complete its review of  
395 the conveyance of said parcel of land not later than thirty days after it  
396 receives a proposed agreement from the Department of Environmental  
397 Protection. The land shall remain under the care and control of said  
398 department until a conveyance is made in accordance with the  
399 provisions of this section. The State Treasurer shall execute and deliver  
400 any deed or instrument necessary for a conveyance under this section,  
401 which deed or instrument shall include provisions to carry out the  
402 purposes of subsection (b) of this section. The Commissioner of  
403 Environmental Protection shall have the sole responsibility for all other  
404 incidents of such conveyance.

405 Sec. 18. (*Effective from passage*) (a) Notwithstanding any provision of  
406 the general statutes, the Commissioner of Environmental Protection  
407 shall convey to the town of Farmington a parcel of land located in the  
408 town of Farmington, at a cost equal to the administrative costs of  
409 making such conveyance. Said parcel of land has an area of  
410 approximately 37.83 acres, is located on Settlement Road and is  
411 identified as Lot 4 on town of Farmington Tax Assessor's Map 159. The  
412 conveyance shall be subject to the approval of the State Properties  
413 Review Board.

414 (b) The town of Farmington shall use said parcel of land for open  
415 space purposes. If the town of Farmington:

- 416 (1) Does not use said parcel for said purposes;  
417 (2) Does not retain ownership of all of said parcel; or  
418 (3) Leases all or any portion of said parcel,

419 the parcel shall revert to the state of Connecticut.

420 (c) The State Properties Review Board shall complete its review of  
421 the conveyance of said parcel of land not later than thirty days after it  
422 receives a proposed agreement from the Department of Environmental  
423 Protection. The land shall remain under the care and control of said  
424 department until a conveyance is made in accordance with the  
425 provisions of this section. The State Treasurer shall execute and deliver  
426 any deed or instrument necessary for a conveyance under this section,  
427 which deed or instrument shall include provisions to carry out the  
428 purposes of subsection (b) of this section. The Commissioner of  
429 Environmental Protection shall have the sole responsibility for all other  
430 incidents of such conveyance.

431 Sec. 19. (*Effective from passage*) (a) Notwithstanding any provision of  
432 the general statutes, the Commissioner of Transportation shall convey  
433 to the town of Farmington a parcel of land located in the town of  
434 Farmington, at a cost equal to the administrative costs of making such  
435 conveyance. Said parcel of land has an area of approximately 5 acres, is  
436 located on Shady Lane and is identified as Lot 6A on town of  
437 Farmington Tax Assessor's Map 83. The conveyance shall be subject to  
438 the approval of the State Properties Review Board.

439 (b) The town of Farmington shall use said parcel of land for open  
440 space purposes. If the town of Farmington:

- 441 (1) Does not use said parcel for said purposes;  
442 (2) Does not retain ownership of all of said parcel; or  
443 (3) Leases all or any portion of said parcel,

444 the parcel shall revert to the state of Connecticut.

445 (c) The State Properties Review Board shall complete its review of  
446 the conveyance of said parcel of land not later than thirty days after it  
447 receives a proposed agreement from the Department of  
448 Transportation. The land shall remain under the care and control of  
449 said department until a conveyance is made in accordance with the

450 provisions of this section. The State Treasurer shall execute and deliver  
451 any deed or instrument necessary for a conveyance under this section,  
452 which deed or instrument shall include provisions to carry out the  
453 purposes of subsection (b) of this section. The Commissioner of  
454 Transportation shall have the sole responsibility for all other incidents  
455 of such conveyance.

456       Sec. 20. (*Effective from passage*) (a) Notwithstanding any provision of  
457 the general statutes, the Commissioner of Transportation shall convey  
458 to the town of Trumbull a parcel of land located in the town of  
459 Trumbull, at a cost equal to the administrative costs of making such  
460 conveyance. Said parcel of land has an area of approximately 14,190  
461 square feet and is identified as the parcel of land designated by the  
462 Department of Transportation as File No. 144-173-21A. The  
463 conveyance shall be subject to the approval of the State Properties  
464 Review Board.

465       (b) The town of Trumbull shall use said parcel of land for open  
466 space purposes. If the town of Trumbull:

- 467       (1) Does not use said parcel for said purposes;  
468       (2) Does not retain ownership of all of said parcel; or  
469       (3) Leases all or any portion of said parcel,

470 the parcel shall revert to the state of Connecticut.

471       (c) The State Properties Review Board shall complete its review of  
472 the conveyance of said parcel of land not later than thirty days after it  
473 receives a proposed agreement from the Department of  
474 Transportation. The land shall remain under the care and control of  
475 said department until a conveyance is made in accordance with the  
476 provisions of this section. The State Treasurer shall execute and deliver  
477 any deed or instrument necessary for a conveyance under this section,  
478 which deed or instrument shall include provisions to carry out the  
479 purposes of subsection (b) of this section. The Commissioner of  
480 Transportation shall have the sole responsibility for all other incidents  
481 of such conveyance.



482 Sec. 21. Subsection (a) of section 9 of public act 00-168 is repealed  
483 and the following is substituted in lieu thereof (*Effective from passage*):

484 (a) Notwithstanding any provision of the general statutes, the  
485 Commissioner of Agriculture shall convey the Noank Aquaculture-  
486 Marine Laboratory, and the parcel of land on which it is located, to the  
487 town of Groton, at a cost equal to the administrative costs of making  
488 such conveyance. Said parcel of land has an area of approximately 0.97  
489 acre and is [further identified as the same premises described in a deed  
490 from Edward E. Chapin to the state of Connecticut, dated May 23,  
491 1962, and recorded in the town of Groton land records at Volume 195,  
492 Pages 430 and 431] bounded and described as follows:

493 Commencing at an angle point in the southerly line of land now or  
494 formerly of Deborah E. Sundberg, said point being located 44 feet  
495 more or less easterly of the easterly street line of Riverview Avenue  
496 and 3 feet more or less westerly of the southwesterly corner of land  
497 now or formerly of the state of Connecticut, said point being marked  
498 by a #5 rebar with a yellow plastic cap stamped "Dicesare-Bentley,  
499 Eng.", and shown as point of commencement on a plan titled "Property  
500 Survey and Compilation Map to Accompany Boundary Line  
501 Agreement Property of Nine Riverview Company, Inc., and State of  
502 Connecticut Riverview Avenue Noank-Groton, Connecticut, scale  
503 1"=20', Date: December 31, 1996, DWG. No. 96-148.01, sheet 1 of 1,  
504 revised 7-30-97, revised 3-11-98" by Dicesare-Bentley Engineers, Inc.,  
505 100 Fort Hill Road, Groton, Connecticut (860) 448-0400, said plan being  
506 made part of this description by reference herein;

507 Thence running S 74° 55' 18" E bounded southerly by land now or  
508 formerly of Nine Riverview Company, Inc., and bounded northerly in  
509 part by land now or formerly of Deborah E. Sundberg and in part by  
510 land now or formerly of the state of Connecticut for a distance of 64.36  
511 feet to an eye bolt with ring;

512 Thence continuing S 74° 55' 18" E bounded northerly by land now or  
513 formerly of the State of Connecticut and southerly by land now or  
514 formerly of Nine Riverview Company, Inc., for a distance of 28.17 feet

515 to a merestone, said merestone being set 10 feet southerly as measured  
 516 perpendicular from the southerly face of the existing building located  
 517 on land now or formerly of the state of Connecticut;

518 Thence running S 14° 55' 18" E on a course parallel with and 10 feet  
 519 distant from the above described southerly face of said existing  
 520 building along the line shown as "agreed boundary line" on said plan  
 521 for a distance of 100 feet more or less to the mean high water line of the  
 522 Mystic River;

523 Thence running S 14° 55' 18" E on a course parallel with and 10 feet  
 524 distant from the above described southerly face of said existing  
 525 building along the line shown as "agreed riparian line" on said plan  
 526 from the mean high water line of the Mystic River to the centerline of  
 527 the navigation channel in said Mystic River, situated in the town of  
 528 Groton, county of New London, and state of Connecticut.

529 The conveyance shall be subject to the approval of the State Properties  
 530 Review Board.

This act shall take effect as follows:	
Section 1	<i>from passage</i>
Sec. 2	<i>from passage</i>
Sec. 3	<i>from passage</i>
Sec. 4	<i>from passage</i>
Sec. 5	<i>from passage</i>
Sec. 6	<i>from passage</i>
Sec. 7	<i>from passage</i>
Sec. 8	<i>from passage</i>
Sec. 9	<i>from passage</i>
Sec. 10	<i>from passage</i>
Sec. 11	<i>from passage</i>
Sec. 12	<i>from passage</i>
Sec. 13	<i>from passage</i>
Sec. 14	<i>from passage</i>
Sec. 15	<i>from passage</i>
Sec. 16	<i>from passage</i>
Sec. 17	<i>from passage</i>

Sec. 18	<i>from passage</i>
Sec. 19	<i>from passage</i>
Sec. 20	<i>from passage</i>
Sec. 21	<i>from passage</i>

**GAE**      *Joint Favorable Subst.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

### **OFA Fiscal Note**

#### **State Impact:**

<b>Agency Affected</b>	<b>Fund-Effect</b>	<b>FY 05 \$</b>	<b>FY 06 \$</b>
Commission on Arts, Tourism, Culture, History and Film; Department of Agriculture; Department of Economic & Community Development; Department of Environmental Protection; Motor Vehicle Dept. Transportation, Dept.	GF - Loss of Asset Value	More than \$4.1 million	None
Transportation, Dept.	TF - Loss of Asset Value	More than \$1.3 million	None
Transportation, Dept.	TF - Revenue Gain	Indeterminate	None
Treasurer; Prop. Review Bd.	GF - Cost	Minimal	None
Reimb. to Towns for Tax Loss on State Property	GF - Savings	Minimal	Minimal
Commission on Arts, Tourism, Culture, History and Film	GF - Savings	See Below	See Below
Commission on Arts, Tourism, Culture, History and Film	GF - Cost	See Below	See Below
Commission on Arts, Tourism, Culture, History and Film	GF - Loss of Asset Value	See Below	None

Note: GF=General Fund; TF=Transportation Fund

#### **Municipal Impact:**

<b>Municipalities</b>	<b>Effect</b>	<b>FY 05 \$</b>	<b>FY 06 \$</b>
Various Municipalities	Gain of Asset Value	More than \$5.5 million	None
Various Municipalities	Revenue Loss	Minimal	Minimal
Various Municipalities	Revenue Gain	Potential	Potential

### **Explanation**

#### **State Impact**

The state impact is: (1) a loss of asset value to the General Fund of more than \$4.1 million; (2) a loss of asset value to the Transportation

Fund of more than \$1.3 million; (3) a minimal cost for making the conveyances (less than \$1,000 each); and (4) a revenue gain to the Transportation Fund beginning in FY 05 for the sale of property to landowners abutting the Rte. 7 right of way (Section 8), however the amount cannot be determined because the bill does not specify the property that would be sold. There is also a minimal saving to the state for payments-in-lieu-of-taxes (PILOT) to the degree that these properties are eligible for PILOT (property and buildings located in a highway right-of-way are not eligible for PILOT.) These conveyances also represent a potential revenue loss to the state to the extent that the state could have sold or leased the properties at fair market value.

The conveyances are subject to the review and approval of the State Properties Review Board (SPRB). The SPRB is required to review each conveyance within 30 days. Deeds or any other instruments necessary for the conveyances must be executed and delivered by the State Treasurer. These requirements are part of the respective agencies normal operations and can be accomplished with existing staff and resources.

Transferring ownership of the Old Newgate Prison and Viets Tavern to Old-Newgate Prison and Copper Mine, Inc will result in an operating cost saving to the Commission on Arts, Tourism, Culture, Tourism, History and Film (CATCHF), which currently runs the museum at the site. The estimated current year expenditure is \$25,000 - \$40,000, which represents partial funding because the museum will not be not open for 12 months in FY 04. The expenditures for FY 03 were approximately \$90,000. The estimated budget for FY 05 is estimated at over \$50,000.

It should also be noted that there is a storage facility on the property that houses books, archives and records for the Historical Division of CATCHF. A replacement for this facility would need to be provided, with an estimated cost of \$10,000 per year.

The Office of Policy and Management can handle the feasibility study in Meriden within normal budgetary resources.

### ***Municipal Impact***

The municipal impact is: (1) a gain of asset value of more than \$5.5 million to certain municipalities; (2) a minimal revenue loss for PILOT payments to the degree that the parcels are eligible for PILOT; and (3) a potential revenue gain to various municipalities for those properties that are used for economic development purposes and become fully taxable.

### ***Further Explanation***

The tables below summarize each section of the bill. Table 1 summarizes property conveyances and shows the fiscal impact of each. The parcels must be used for the purposes specified in the bill (labeled “Use Restriction”) or the property will revert to the state. Table 2 summarizes adjustments in the conditions of prior land conveyances, which has minimal fiscal impact. Table 3 summarizes other provisions of the bill and shows the fiscal impact of each.

**Table 1: Property Conveyances**

Sec.	From	To/Location	Acres	Value	Use Restriction
1	CATCHF	Old-Newgate Prison and Copper Mine, Inc/East Granby	18.11 26.5	\$356,679 \$521,921	Historical, educational & recreational
3	DOT	Town of Plainfield	139.2	\$98,000	Open space & passive recreation
4	DMV	City of New Britain	1.22	\$550,425	Economic development
5	DECD	Human Resources Agency of New Britain, Inc	.32	\$17,800	Medical or open space
6	DOT	Town of Old Saybrook	2.9 8.2	\$78,378 \$221,622	Open space & recreation
7	DOT	Town of New Canaan	6.78	\$675,000	Open space
8	DOT	Landowners abutting Rte. 7 right-of-way/ Wilton	-	N/A	-
9	DEP	Town of Voluntown	15.24	\$37,000	Education
12	DOAg	Town of Newtown	12	\$247,600	Municipal purposes

**Table 1: Property Conveyances**

Sec.	From	To/Location	Acres	Value	Use Restriction
13	DECD	Nutmeg Housing Development Corp./Colchester	5.72	\$240,000	Affordable housing
14	DOAg	Town of Newtown	23.25	\$490,000	Open space & recreation
15	DEP	Town of Farmington	290	\$580,463	Open space
16	DEP	Town of Farmington	8.54	\$340,000	Open space & municipal purposes
17	DEP	Town of Farmington	30.2	\$60,000	Open space
18	DEP	Town of Farmington	37.83	\$750,000	Open space
19	DOT	Town of Farmington	5	\$200,000	Open space
20	DOT	Town of Trumbull	14,190 sq ft	<u>\$75,000</u>	Open space
<b>General Fund Total \$4,191,888</b>					
<b>Transportation Fund Total \$1,348,000</b>					

**Table 2: Changes in Prior Conveyances**

Sec.	From	To/Location	Reference	Language Change
10	DOT	City of Norwalk	PA 00-168, Sec 6	Release of land use restriction
21	DOAg	Town of Groton	PA 00-168, Sec 9(a)	Parcel boundaries are redefined

**Table 3: Other Provisions**

Sec.	From	To/Location	Purpose	Fiscal Impact
2	CATCHF	Old-Newgate Prison and Copper Mine, Inc/East Granby	Transfer personal property at Old-Newgate Prison and Copper Mine site	Loss of asset value <sup>1</sup>
11	OPM, DMR, DPS, DPW	Town of Meriden	Feasibility study of property transfer	None

<sup>1</sup> The value of the personal property associated with the museum at the Old Newgate Prison and Copper Mine site cannot be determined because of its historical nature.

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**OLR Bill Analysis**

sHB-5648

***AN ACT CONCERNING THE CONVEYANCE OF CERTAIN  
PARCELS OF STATE LAND.***

**SUMMARY:**

The Office of Legislative Research does not analyze Special Acts.

**COMMITTEE ACTION**

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 14      Nay 2